

COMMITMENT TO ACHIEVING NET ZERO

Net zero targets are being set nationally by Government with the aspiration of businesses being Net Zero by 2050. Sewell Advisory Limited (SAL) is committed to achieving Net Zero on direct emissions by 2024. Sewell Advisory, as part of the Sewell Group, has committed to being Net Zero in operations by 2030, as outlined in their 2021 Sustainability Report. Sewell Group's longer-term target is to be Net Zero by 2040. This is a commitment SAL fully supports.

BASELINE EMISSIONS FOOTPRINT

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

At the start of 2025, sister companies Community Ventures (Management) and Shared Agenda Solutions merged and now operate under the business name of Sewell Advisory Ltd (SAL). The 2025 Carbon Reduction Plan therefore takes into account the emissions outputs from both these companies which provides our baseline reporting to monitor against for 2025. As such, we will be using 2024 as our new baseline year as it will give us a more accurate representation of our carbon footprint.

Baseline Year: 2024

Additional Details relating to the Baseline Emissions calculations

Sewell Advisory Ltd (SAL) provides strategic advice, develops and manages health, education and social care facilities utilising a network of specialist support. Having recognised the climate emergency and our responsibility to achieve Net Zero, SAL have responded with this Carbon Reduction Plan that conforms to the requirements of the Procurement Policy Note PPN 06/21. The calculation of SAL's carbon footprint is in line with the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard, which includes all measurable Scope 1 and Scope 2 emissions, as well as a subset of relevant Scope 3 emissions.

SAL's carbon footprint accounts for carbon emissions over which SAL has operational control. The boundaries of Scope are defined in Table 1, accompanied by the calculated t.CO₂e emitted during 2024 (the baseline year).

Sewell Advisory staff operate a hybrid working arrangement, allowing all staff to work from one of our offices or from home, providing a flexible working arrangement which supports our carbon reduction plan.

Sewell Advisory emissions have been defined as below:

Scope 1:

- Purchased fuel or natural gas within our offices (this currently applied to one of our offices)

Scope 2:

- Purchased electricity within our offices (this applies to all our offices, owned, leased and serviced)

Scope 3:

- Category 3; fuel and energy related activities (not included in Scope 1 or 2) which are used in our operations from the consumption of energy, not purchased directly by Sewell Advisory
- Category 5; waste generated in operations (across all our offices)
- Category 6; business travel in employee vehicles
- Category 7; employee commute is tracked by collating travel distance from employee's home to place of work (as stated in their contract of employment). This is deducted from business travel where distance is beyond fixed office location.

Scope 3 categories identified in Category 3 are classified as our enhanced Scope 3 emissions and will be fully monitored with specific reduction targets established once reduction plans are fully implemented for other Scope 3 categories and Sewell Advisory have achieved their initial target of New Zero in Operations by 2040. All other categories within Scope 3 are not applicable to our business, as such we will not be reporting against them.

In addition to the mandatory reporting Scope 3 categories, SAL have voluntarily monitored the employee working from home carbon emissions and commuting mileage. Having collated annual electricity and gas (kWh) usage from employee utility bills for 2024 and requesting the percentage of space within employees' homes used for working, the relevant proportion of energy use was calculated.

The average impact (carbon footprint) of a SAL colleague working from home for 1 day per week during 2024 was 0.09 t.CO₂e. Multiplied up for all colleagues working 1 day a week from home in 2024 produces an impact of 5.67 t.CO₂e.

Baseline year emissions: 2024	
EMISSIONS	TOTAL (kgCO₂e)
Scope 1	2,582
Scope 2	10,980
Scope 3 (Included Sources)	97,547
Total Emissions	111.11 tCO₂e

EMISSIONS REDUCTION TARGETS

Sewell Advisory have a target to achieve Net Zero Carbon by 2040 by reducing carbon emissions, with residual emissions offset through carbon removals or avoided emissions. An interim target has been set to achieve Net Zero in our Operations (as stated above) by 2030. Sewell Advisory will report on our progress against these targets on a financial year basis, January to December, which will be supported through our monthly tracking of our emissions per scope.

To facilitate tracking of information and avoid double counting, the below arrangements are in place to provide clarity in the origin of information.

- Scope 1 – energy bills from our offices
- Scope 2 – energy bills from our offices
- Scope 3 (C3) – energy bills from our offices
- Scope 3 (C5) – supplier online tracking portal
- Scope 3 (C6) – employee mileage expenses tracker
- Scope 3 (C7) – confidential personal information held by our People team collated into a database

Other Scope 3 data collection – we issue an annual questionnaire to gather home energy consumption data.

In order to achieve the target of Net Zero in Operations by 2030, a target of 12.5% reduction against 2024 baseline has been applied for every year between 2022 and 2030.

The table below shows this projection and will be used to track actuals in future years against financial year results.

Year	Previous Year Emissions (tCO2e)	14.5% Reduction	Current Year Reduction
2024	111.11	16.11	95
2025	95	16.11	78.89
2026	78.89	16.11	62.78
2027	62.78	16.11	46.67
2028	46.67	16.11	30.56
2029	30.56	16.11	14.45
2030	14.45	16.11	0

CARBON REDUCTION PROJECTS

The following environmental management and behavioural training measures and projects have been completed or implemented in 2024, allowing us to establish the baseline.

- Car sharing scheme & promotion of the guaranteed lift home scheme. The Sewell Group have incentivised all employees by offering a 5p per passenger per business mile additional claim for car sharing.
- Switch on to Switch Off, energy usage scheme. The Sewell group have implemented LED lighting installations in their company owned offices, which includes the Bridgehead office, out of which our team in Hull operate, tv screens that shut down automatically and motion sensor lights which turn off when everyone's left the room, along with timer switches to turn off monitors and docking stations out of core office hours.
- Plastic recycling. Clear messaging and signage has been put up across all our offices to promote our recycling schemes, which include plastics, paper, glass, batteries and electrical goods.
- Cycle to Work scheme, supported by local business park promotion and repair scheme in Leeds.
- Electric & hybrid car scheme has been implemented and extended to our Community Ventures colleagues who are new to the Group Benefits scheme.
- Encourage the use of local suppliers and local resources when planning projects, reducing commute distance and encouraging Teams meetings.

FUTURE CARBON REDUCTION INITIATIVES

Whilst our Community Ventures employees have been collecting their home working data since 2019, this is new for former Shared Agenda colleagues and the questionnaire has been issued to all employees in 2025 to gather more data. We will look to promote better

energy efficiency practices at home this year, offering support and advice on ways to cut bills and help recycle more waste.

The introduction of the food waste segregation also comes into effect in 2025, and all our offices have now got dedicated food waste bins and we are working with our suppliers to ensure the collection of food waste from March 2025.

Following the merger at the beginning of 2025, Sewell Advisory is also encouraging cross Group working, with our Sewell FM colleagues providing a service to monitor the performance of our leased offices alongside the role they take managing our Group owned assets. This will be implemented from April 2025, and we hope to achieve some cost savings and economies of scale on rates for energy etc.

Working with Sewell Group there will also be a programme of behavioural training for 2025 and every subsequent year encouraging all employees to think about their individual and collective carbon footprint, taking small steps towards the bigger target.

The beginning of 2025 also sees the completion of environmental awareness training for all staff and this will generate feedback and an opportunity to develop initiatives for the rest of the 2025.

DECLARATION & SIGN OFF

Sewell Advisory is committed to being carbon neutral through its project delivery and operations and has a target to achieve Net Zero Carbon by 2040 and an interim target to achieve Net Zero in our Operations by 2030. Sewell Advisory has a 'remote first' policy, whereby all initial meetings and subsequent meetings will be held virtually where appropriate to minimise the use of travel via private vehicles. Where meetings are required to be held in person, more sustainable means of travel will be sought in the first instance and car sharing will be expected where possible. Additionally, where Sewell Advisory is appointing suppliers, local suppliers to the area will be the most preferred option where appropriate.

This Carbon Reduction Plan has been completed in accordance with PPN 006 and associated guidance and reporting standard for Carbon Reduction Plans.

Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standard¹ and uses the appropriate Government emission conversion factors for greenhouse gas company reporting².

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of Scope 3 emissions have been reported in

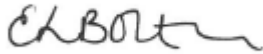
¹ <https://ghgprotocol.org/corporate-standard>

² <https://www.gov.uk/government/collections/government-conversion-factors-for-company-reporting>

accordance with the published reporting standard for Carbon Reduction Plans and the Corporate Value Chain (Scope 3) Standard³.

This Carbon Reduction Plan has been reviewed and signed off by the board of directors (or equivalent management body).

Signed on behalf of Sewell Advisory:

A handwritten signature in black ink that reads "EMMABOLTON".

Emma Bolton – Chief Executive Officer

Date: 30th April 2025

³ <https://ghgprotocol.org/standards/scope-3-standard>